

IN RE: PETITION FOR SPECIAL HEARING  
S/S Old Court Road at Park  
School Road  
(2425 Old Court Road)  
3rd Election District  
2nd Councilmanic District  
  
The Park School of Baltimore, Inc.  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-176-SPH  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing to approve a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Sections 517.2.2. and 26-670 of the Baltimore County Code, to permit grading for the construction of athletic fields in the 100-year riverine floodplain on the subject property. The Petition was filed by the owner of the property, The Park School of Baltimore, Inc., by Lee Rosenberg, Board Chairman of the Property Zoning Committee, through Stuart D. Kaplow, Esquire, attorney for the Petitioner. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Lee Rosenberg, Robert S. Rosenfelt, Professional Engineer, and Stuart D. Kaplow, Esquire. Appearing as an interested party was Marty Katz, a nearby resident. There were no Protestants present.

Testimony and evidence offered revealed that the subject property, consists of a gross area of 91.34 acres, more or less, zoned D.R. 1 and is the site of The Park School of Baltimore. The property is located at 2425 Old Court Road in the Brooklandville area of Baltimore County. The nature of this special hearing request involves two small triangular parcels of

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED



As noted earlier, Mr. Marty Katz, a neighboring property owner, appeared as an interested party. Mr. Katz was concerned more with the daily operations of The Park School than with the proposed grading work. He had no objection to the relief requested for the proposed improvements to the athletic fields. Mr. Katz raised concern, however, over the traffic generated by parents who drop off and pick up their children at the school. Mr. Katz indicated that in the past, traffic to and from the site would sometimes back out onto Old Court Road and create a traffic hazard. He also raised an issue regarding some temporary signs that The Park School uses to advertise flea markets and other activities at the site.



Those representatives who attended the hearing on behalf of The Park School indicated that they would further communicate with Mr. Katz regarding any concerns he or surrounding residents may have as to operations at The Park School.

Inasmuch as there was no opposition to the special hearing relief requested, I believe that the requested waiver should be granted. The Petitioners have requested this waiver pursuant to Section 26-670 of the Baltimore County Code. The Petitioners specifically referred to Subsection B thereof, concerning the ramifications of the granting of this floodplain waiver. After considering the testimony and evidence offered, I am satisfied that the Petitioner has shown good and sufficient cause for the granting of this waiver and I find that a denial of same would result in exceptional hardship to the Petitioner. The granting of the waiver will not increase flood heights, impact public safety, incur extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing local and state laws and ordinances. The waiver requested by the Petitioners is the minimum necessary considering the flood hazard to afford relief. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested is being granted after considering comments from all State and County offices.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special hearing should be granted.

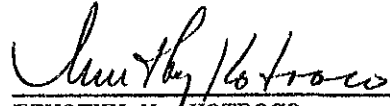
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29<sup>th</sup> day of December, 1994 that the Petition for

COPIES RECEIVED FOR FILING  
Date 12/29/94  
By [Signature]



Special Hearing seeking approval of a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Sections 517.2.2. and 26-670 of the Baltimore County Code, to permit grading in the 100-year riverine floodplain for the construction of athletic fields on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 12/29/04  
By RP



Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

December 29, 1994

Stuart D. Kaplow, Esquire  
5125 Roland Avenue  
Baltimore, Maryland 21210

RE: PETITION FOR SPECIAL HEARING  
S/S Old Court Road at Park School Road  
(2425 Old Court Road)  
3rd Election District - 2nd Councilmanic District  
The Park School of Baltimore, Inc. - Petitioners  
Case No. 95-176-SPH

Dear Mr. Kaplow:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO

Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Marty Katz  
2532 Old Court Road, Baltimore, Md. 21208

Mr. Robert S. Rosenfelt, Colbert, Matz, Rosenfelt & Woolfolk, Inc.  
3723 Old Court Road, Suite 206, Baltimore, Md. 21208

People's Counsel

*File*



MICROFILMED



173



# Petition for Special Hearing

95-176-SPH

to the Zoning Commissioner of Baltimore County

for the property located at 2425 OLD COURT ROAD

which is presently zoned R-1

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property, situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A WAIVER PURSUANT TO SEC. 500.6 OF THE BCZR, SEC. 517.2.2 OF THE BALTIMORE COUNTY BUILDING CODE AND SEC. 26-670 OF THE BALTIMORE COUNTY CODE TO PERMIT GRADING FOR CONSTRUCTION OF ATHLETIC FIELDS IN THE 100-YEAR RIVERINE FLOODPLAIN.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

Stuart D. Kaplow, Esq.

(Type or Print Name)

Signature

5125 Roland Ave. 435-5632

Address

Phone No

Baltimore,

MD

21210

State

Zipcode

Legal Owner(s):

THE PARK SCHOOL OF BALTIMORE, INC.

(Type or Print Name)

Signature

BY: Lee Rosenberg, Board Chair

Property Zoning Committee

(Type or Print Name)

Signature

2425 OLD COURT ROAD 410-339-7070

Address

Phone No

Brooklandville, MD 21022

City

State

Zipcode

Name, Address and phone number of representative to be contacted

COLBERT MATZ ROSENFELT & WOOLFOLK, INC.

5723 OLD COURT ROAD #206

BALTIMORE, MD 21208 410-653-3838

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

ORDER RECEIVED FOR FILING

Date

By

DROP-OFF

No REVIEW

11-7-94

WCR



SUBSTITUTE RELIEF REQUESTED

A WAIVER, PURSUANT TO BCZR SEC. 500.6, BALTIMORE COUNTY BUILDING CODE SEC. 3107.0 ET SEQ, AND BALTIMORE COUNTY CODE SEC. 26-670, TO PERMIT GRADING FOR THE CONSTRUCTION OF ATHLETIC FIELDS IN THE 100 YEAR RIVERINE FLOODPLAIN.

GWEN

OLD CASE

#94-III-A

Sophia



173

# PARK SCHOOL ZONING DESCRIPTION

75-176-SPH

Zoning description for Park School, Election District 3, Councilmanic District 2. Beginning at a point on the south side of Park School Road, which is 50 ft. wide at a distance of 10 ft. south of the centerline of the nearest improved intersecting street, Old Court Road, which is 20 ft. wide, as recorded in Deeds L3341/F264 and L4998/F91.

From the Point of Beginning and running the following 28 courses and distances:

1. S 31° 59' 30" W 94.50'
2. S 14° 59' 50" W 248.19'
3. S 30° 05' 40" W 173.40'
4. S 6° 49' 30" W 137.21'
5. S 44° E 140'
6. N 82° E 56'
7. N 88° E 56'
8. S 86° E 149'
9. S 83° E 91'
10. N 80° E 46'
11. N 61° E 28'
12. N 47° E 32'
13. N 31° E 32'
14. S 76° E 15'
15. S 12° 58' 10" E 1597.50'
16. S 86° 07' 06" W 2506.36'
17. N 29° 07' 50" W 135.40'
18. S 82° 07' 10" W 397.58'
19. N 22° 32' 10" W 511.18'
20. N 65° 17' 15" E 1191.00'
21. N 9° 35' 30" E 629.02'
22. N 89° 13' 00" E 399.34'
23. N 88° 39' 20" E 268.60'
24. N 36° 00' 20" E 600.00'
25. N 27° 00' 40" W 405.00'
26. N 8° 29' 20" E 175.00'
27. S 50° 00' 40" E 387.70'
28. S 46° 06' 50" E 92.87'

to the Point of Beginning.





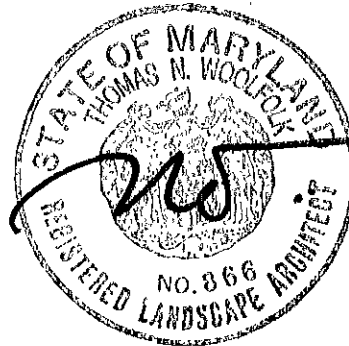
FLOOD PLAIN DESCRIPTION  
WAIVER AREA #1 FOR PARK SCHOOL  
3RD ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

BEGINNING AT A POINT ON THE WESTERN PROPERTY LINE 780 FEET MORE OR LESS SOUTHEASTERLY FROM PARK SCHOOL ROAD, 50 FEET WIDE, AT A DISTANCE OF 500 FEET SOUTHERLY FROM OLD COURT ROAD AND RUNNING THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) BINDING ON THE WESTERN PROPERTY LINE SOUTHEASTERLY 75 FEET, (2) THENCE LEAVING SAID PROPERTY LINE AND RUNNING SOUTHWESTERLY 83 FEET, (3) THENCE RUNNING NORTHEASTERLY 112 FEET TO THE POINT OF BEGINNING.

CONTAINING 5820 SQ. FT. OR 0.13 OF AN ACRE OF LAND, MORE OR LESS.

94059 - 12/06/94

DESCR\94059PAR.KSC



95-176-SPH

MICROFILMED

ITEM # 173



FLOOD PLAIN DESCRIPTION  
WAIVER AREA #2 FOR PARK SCHOOL  
3RD ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

BEGINNING AT A POINT ON THE WESTERN PROPERTY LINE 450 FEET MORE OR LESS SOUTHEASTERLY FROM PARK SCHOOL ROAD, 50 FEET WIDE, AT A DISTANCE OF 1200 FEET SOUTHERLY FROM OLD COURT ROAD AND RUNNING THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTHWESTERLY 103 FEET, (2) NORTHWESTERLY 57 FEET, (3) THENCE RUNNING NORTHEASTERLY 75 FEET TO THE POINT OF BEGINNING.

CONTAINING 4120 SQ. FT. OR 0.1 OF AN ACRE OF LAND, MORE OR LESS.

94059 - 12/06/94

DESCR\94059PAR.KSC



95-176-SPT

NOTED

ITEM # 173



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

*PG-176-SPH*

District 3rd

Date of Posting 11/18/94

Posted for: Special Hearing

Petitioner: The Park School of Balt., Inc.

Location of property: 2425 Old Court Rd., S/S

Location of Signs: Facing road way, on property, being 70 yards

Remarks: No Pkts used

Posted by M. Healy

Signature

Date of return: 11/28/94

Number of Signs: 1



*RECEIVED NOV 22 1994*



### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

**Case Number:**

95-176-SPH (Item 173)  
2425 Old Court Road  
S/S Park School Road, 10'  
S of Old Court Road  
3rd Election District  
2nd Councilmanic

**Legal Owner(s):**

The Park School  
of Baltimore, Inc.

**HEARING: TUESDAY,  
DECEMBER 13, 1994 at  
9:00 a.m. in Rm. 118, Old  
Courthouse.**

**Special Hearing:** for a flood  
plain waiver.

**LAWRENCE E. SCHMIDT,**  
Zoning Commissioner for  
Baltimore County

**NOTES:** (1) Hearings are Hand-  
icapped accessible; for special  
accommodations Please Call  
887-3353.

(2) For informa-  
tion concerning the File and/or  
Hearing, Please Call 887-3391.

11/280 November 24.

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Nov. 25, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 24, 1994.

**THE JEFFERSONIAN,**

*A. Henickson*  
**LEGAL AD. - TOWSON**

MICROFILMED



#173

95-176-SPH

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 152257

DATE 10/19/94 ACCOUNT 7-001-6150

AMOUNT \$ 250.00

RECEIVED FROM: The Park School of Baltimore Jr

FOR: Ballfield 10244B

01A01H0234MICHRC  
SA 0012-550410-10-94

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

*Qu*

PER CARL RICHARDS, THE ABOVE RECEIPT FOR \$250.00  
(PAID ON 10/19/94) WILL BE USED FOR THE PAYMENT  
OF THE SPECIAL HEARING (ITEM #173). THE ABOVE  
WAS FOR THE DRC, WHICH WAS NOT REQUIRED AS INDICATED  
BY THIS OFFICE; THEREFORE, THE PAYMENT WILL BE  
TRANSFERRED AND USED TOWARDS ITEM #173.



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 152257

DATE 10/19/17 ACCOUNT 7-001-1500

AMOUNT \$ 250.00

RECEIVED FROM: The Park School of Baltimore, Md.

FOR: Field 102441

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

173





Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

95-176-SPH

Account: R-001-6150

Number 173 (WCR)

DROP-OFF NO REVIEW

Date

11/7/94

#040 - SPECIAL HEARING ----- \$250.00 (Paid by Sm. Receipt #152257)

#080 - SIGN POSTING ----- \$35.00

The Park School of Baltimore, Inc.  
2425 Old Court Road  
District: 3c2  
Attorney: Stuart D. Kaplow

Check from Colbert, Matz, Rosenfelt  
& Woolfolk, Inc.

NOV 10 1994

95-176-78 (WCR)

BY COMPLETION 11-10-94

Please Make Checks Payable To: Baltimore County

Cashier Validation





Baltimore City  
**Zoning Administration &  
Development Management**  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account: R-001-6150

Number #173

Case #95-176-SPH

Date 12/16/94

#110 - REVISIONS ----- \$100.00  
(Revised Plats & Descriptions - Accepted by RT)

The Park School of Baltimore, Inc.  
2425 Old Court Road  
Zoning: D.R.-1  
Acreage: 91.34 +/- acres  
District: 3c2

Check from:  
Colbert, Matz, Rosenfelt &  
Woolfolk, Inc.

PAID 12/16/94 BY 103-150

01A0110161AGREC  
B4 EQU9408AM12-19-94

\$100.00

Please Make Checks Payable To: Baltimore County



TO: PUTUXENT PUBLISHING COMPANY  
November 24, 1994 Issue - Jeffersonian

Please forward billing to:

Stuart D. Kaplow, Esq.  
5125 Roland Avenue  
Baltimore, Maryland 21210  
435-5632

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### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-176-SPH (Item 173)  
2425 Old Court Road  
S/S Park School Road, 10' S of c/l Old Court Road  
3rd Election District - 2nd Councilmanic  
Legal Owner(s): The Park School of Baltimore, Inc.  
HEARING: TUESDAY, DECEMBER 13, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing for a flood plain waiver.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

NOVEMBER 17, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-176-SPH (Item 173)

2425 Old Court Road

S/S Park School Road, 10' S of c/l Old Court Road

3rd Election District - 2nd Councilmanic

Legal Owner(s): The Park School of Baltimore, Inc.

HEARING: TUESDAY, DECEMBER 13, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing for a flood plain waiver.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: The Park School of Baltimore, Inc.  
Colbert Matz Rosenfelt & Woolfolk, Inc.  
Stuart D. Kaplow, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

*Handwritten signature/initials*





Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DEC 01 1994

Stuart D. Kaplow, Esq.  
5125 Roland Avenue  
Baltimore, Maryland 21210

RE: Item Number: 173  
Case Number: 95-176-SPH  
Petitioner: The Park School

Dear Mr. Kaplow:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Zoning Administration and Development Management (ZADM), Development Control, on November 7, 1994

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce N. Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jnw  
Enclosure(s)





B A L T I M O R E   C O U N T Y,   M A R Y L A N D  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

November 23, 1994

TO:        Mr. Arnold Jablon, Director  
            Zoning Administration and  
            Development Management

FROM:      J. Lawrence Pilson *JLP*  
            Development Coordinator, DEPRM

SUBJECT:   Zoning Item #173 - The Park School  
            2425 Old Court Road  
            Zoning Advisory Committee Meeting of November 14, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Additional information is needed from the applicant before the Department can complete the review of this zoning item. The applicant may contact the Environmental Impact Review Section of this Department of 887-3980 for details.

There is a conflict between the plan submitted for the zoning petition and the Forest Buffer Plan prepared for the Forest Buffer variance request. The engineer has been contacted and new plans will be submitted to resolve the conflict.

JLP:SS:sp

PARK/DEPRM/TXTSBP

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: November 18, 1994

SUBJECT: Below listed cases

In reference to the following cases, staff offers no comment:

Item Nos. 161, 166, 172, (173), 175, 176, 177

If there should be any questions, please contact Jeffrey Long at 887-3480.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Kerns

PK/JL



Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 11/16/94

Gerald Jellison  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
HALL STOP-1105

RE: Property Owner: **THE PARK SCHOOL OF BALTIMORE INC.**

LOCATION: S/S PARK SCHOOL RD. 10' S OF CENTERLINE OLD COURT RD.

Item No. 173

Zoning Agency: BALMER

Gentlemen:

Pursuant to your request, the referenced property, has been surveyed by this bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

2. The Fire Marshal's Office has no comments at this time.

RECEIVED  
NOV 17 1994  
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, NG-11021

cc: File







Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

11-14-94

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
ATTN: Ms. JOYCE WATSON  
Dear Ms. Winiarski:

Re: Baltimore County  
Item No.: 173  
CASE NO: 95-176-3PH

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

RONALD BURNS,  
David Ramsey, Acting Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
2425 Old Court Road, S/S Park School		
Road, 10' S of c/l Old Court Road	*	ZONING COMMISSIONER
3rd Election Dist., 2nd Councilmanic		
	*	OF BALTIMORE COUNTY
The Park School of Baltimore, Inc.		
Petitioners	*	CASE NO. 95-176-SPH
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of December, 1994, a copy of the foregoing Entry of Appearance was mailed to Stuart D. Kaplow, Esquire, 5125 Roland Avenue, Baltimore, MD 21210, attorney for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

MICROFILMED



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

November 17, 1994

Stuart D. Kaplow, Esquire  
5125 Roland Avenue  
Baltimore, MD 21210

RE: Preliminary Petition Review  
Flood Plain Waiver  
Item #173; Case #95-176-SPH  
Legal Owner: The Park School of Baltimore, Inc.  
2425 Old Court Road  
91.34 +/- acres  
3rd Election District

Dear Mr. Kaplow:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

- A. Site Plan - Revised (12 copies)
1. to be added in the general notes:
    - a. existing zoning of the subject property
    - b. gross area in acres of the proposed athletic field
  2. show the property outline with bearings, distances, and area of the athletic field which is subject for special hearing
  3. show clearly the outline of the existing buildings

11/17/94






Stuart D. Kaplow, Esquire  
November 17, 1994  
Page 2

- B. Copies of the technical description (3 copies) of the proposed athletic field and area (signed and sealed)
- C. Revision Date

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

  
Regulo Tanguilig  
Planner I

RT:scj

Enclosure (receipt)

cc: Zoning Commissioner



AGENDA  
ZONING ADVISORY COMMITTEE  
ROOM 301, COUNTY OFFICE BUILDING  
DISTRIBUTION MEETING OF NOVEMBER 14, 1994

\* Agenda Only  
+ Agenda and Petition  
& Agenda and Plat  
# Agenda, Petition and Plat

Distribution:

\* Zoning Commissioner's Office (Lawrence Schmidt); MS #2112  
# ZADM, Development Control H.O. Hearing File (Gwendolyn Stephens)  
# ZADM, Development Control Work File (Joyce Watson)  
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+ People's Counsel (Peter Zimmerman); MS #2010  
# IF CRITICAL AREA, Maryland Office of Planning (Mike Nortrup)  
# IF ELDERLY HOUSING, Community Development (Frank Welsh); MS #1102M  
# IF 100 YEAR FLOOD PLAIN WAIVER, WRA/DNR (John Joyce)

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with your office's or department's code, standards or regulations. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received by the committee within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZADM case number. All comments received will be compiled and included in the zoning file for review and consideration by the hearing officer during the course of the upcoming zoning hearing.

If your agency is not represented at the meeting, you should return your written comments to Zoning Administration and Development Management, Room 109, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (MS #1108), Attention: Joyce Watson. If you have any questions regarding this zoning petition, please contact Sophia Jennings or Carl Richards at 887-3391 (FAX - 887-5708).

Revised 11/7/94



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Baltimore County Zoning Advisory Committee

FROM: W. Carl Richards, Jr.  
Zoning Supervisor (887-3391)

SUBJECT: Flood Plain Waiver  
Case Number: 95-176-SPH  
Item Number: 173  
Legal Owner: The Park School of Baltimore, Inc.  
Contract Purchaser: N/A  
Address: 2425 Old Court Road  
Description: S/S Park School Road, 10' S of centerline Old Court Road  
Acreage: 91.34 +/- acres  
Zoning: D.R.-1  
3rd Election District; 2nd Councilmanic District

THE ABOVE REFERENCED WAIVER HAS BEEN ACCEPTED FOR FILING PURSUANT TO SECTION 500.6 (BCZR), 517.2.2 (BUILDING CODE), AND 26-670 (BCC, FLOOD PLAIN MANAGEMENT). THE HEARING OFFICER (ZONING COMMISSIONER) SHALL HEAR AND DECIDE THE REQUEST BASED ON SOUND FLOOD PLAIN MANAGEMENT AND, IF GRANTED, SUBJECT TO ANY APPROPRIATE CONDITIONS AS MAY BE RECOMMENDED. A HEARING DATE OF DECEMBER 13, 1994 HAS BEEN SET AND YOU ARE REQUESTED TO REVIEW AND FORWARD YOUR RECOMMENDATIONS TO THIS OFFICE UNDER THE ABOVE REFERENCE PRIOR TO THE HEARING DATE. IF YOU SHOULD NEED ADDITIONAL MATERIALS TO COMPLETE YOUR COMMENTS, YOU SHOULD CONTACT THE ENGINEER, ATTORNEY, OR MYSELF IMMEDIATELY.

WCR:scj

Revised 11/7/94



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WCR:scj

Revised 11/7/94

MICROFILMED



AGENDA  
ZONING ADVISORY COMMITTEE  
ROOM 301, COUNTY OFFICE BUILDING  
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\* Agenda Only  
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Revised 11/7/94



ject property by metes and bounds and flood elevations relative to the Baltimore County datum (BCD).

(Code 1978, § 2-147; Bill No. 173-93, § 2, 11-17-93)

**Sec. 26-667. Flood control and water resources management projects.**

Any flood control or water resources management project proposed for a riverine floodplain or impacting tidal or nontidal wetlands in the FPA shall require a permit from the state department of natural resources in accordance with the Code of Maryland regulations. Any such project shall be subject to review and approval of the Federal Insurance Administration if the project will materially alter the delineation of the FPA.

(Code 1978, § 2-148; Bill No. 173-93, § 2, 11-17-93)

**Sec. 26-668. Development in the 100-year tidal floodplain area.**

Notwithstanding any contrary or less restrictive provision of the building code of the county, the following shall apply in the FPA:

- (1) The building engineer shall require a permit for all development, storage of equipment and materials, or placement of manufactured homes in the floodplain area; and the permit shall be granted only after necessary permits from the state and federal agencies have been obtained.
- (2) The county shall maintain a register of permits issued for any residential or nonresidential building construction or improvement in the floodplain area, including the elevation of the lowest floor and/or the elevation to which the structure was floodproofed, and the elevation of the related base flood level. The following items are to be maintained in this register as applicable:
  - a. Agreement to supply elevation certificate;
  - b. Non-conversion agreement;
  - c. Declaration of land restrictions;
  - d. Work sheet for substantial improvement;
  - e. Checklist for items below flood elevation;

f. Floodproofing certificate;

g. Elevation certificate.

- (3) Flood resistant construction shall be in accordance with the requirements of the BOCA National Building Code currently adopted by Baltimore County and as modified below hereinafter. The lowest floor elevations of all new or substantially improved structures shall be at or above the flood protection elevation. Basements are not permitted in the FPA.

(Code 1978, § 2-149; Bill No. 174, 1991, §§ 1, 2; Bill No. 173-93, § 2, 11-17-93)

**Sec. 26-669. Houses removed from floodplains.**

(a) The following clause shall appear in any contract of sale of a house, building or other structure which has been removed from a floodplain area:

"The house, building or structure which is the subject of this contract has been removed from a 100-year floodplain."

This clause shall appear in all contracts of sale, including any contract for resale, of a house, building or other structure which has been removed from a 100-year floodplain.

(b) Failure to include the clause mandated by this section shall render the contract voidable at the option of the purchaser.

(Code 1978, § 2-150; Bill No. 173-93, § 2, 11-17-93)

**Sec. 26-670. Waivers.**

Waivers may be granted to the terms of the floodplain regulations as provided in section 26-172. The hearing officer, as defined in section 26-168, shall hear and decide requests for waivers from the requirements of this article. Conditions may be attached to the waiver action, and waiver actions must be consistent with sound floodplain management. For any waiver issued in a floodplain, whether tidal or riverine, all applicable conditions of section 26-668 of this Code, and section 517.1 of the Building Code entitled, "Areas subject to tidal flooding" shall be met. Waivers may not be issued except as specified below.



(a) *Reasons for granting.* Waivers shall only be issued upon:

- (1) A showing of good and sufficient cause;
- (2) A determination that failure to grant a waiver would result in exceptional hardship (other than economic) to the applicant; and
- (3) A determination that the granting of a waiver will not increase flood heights, impact public safety, incur extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing local and state laws and ordinances.

The waiver action shall be the minimum necessary, considering the flood hazard, to afford relief. In considering a waiver action, comments from the state coordinating office of the water resources administration and the county department of public works must be taken into account and maintained with the permit file.

Substantial improvements to historic structures which do not comply fully with the elevation and construction requirements must receive an approved waiver. Such buildings must retain historic structure designation as a condition of a waiver.

(b) *Conditions.* Waivers may not be granted for the following:

- (1) Placement of fill or any development in the floodway if any increase in flood levels would result; or
- (2) New buildings in the riverine floodplain.

For any waiver issued, a letter shall be sent to the applicant indicating the terms and conditions of the waiver, the increased risk to life and property in granting the waiver, and the increased premium rates for National Flood Insurance Coverage. The applicant shall be notified in writing of the requirement for recordation of these conditions on the deed or memorandum of land restriction prior to obtaining a permit, and of the need to secure all necessary permits as condition for granting a waiver. The memorandum is described in article 3-102 and 3-103 of the Real Property Article of the Annotated Code of Maryland.

The county shall maintain a record of all waiver actions and the justification for their issuance, as well as all correspondence. This record must be submitted as a part of the biennial report to the Federal Emergency Management Agency, and be available for periodic review. The number of waiver actions should be kept to a minimum.

(c) *Functionally dependent uses.* Waivers may be issued for new construction and substantial improvements for the conduct of a functionally dependent use. A functionally dependent use cannot perform its intended purpose unless it is located or carried out in close proximity to water. It includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. The waiver may be issued only upon sufficient proof of the functional dependence. The provisions of (a) and (b) above must be met and the structure must be protected by methods that minimize flood damage up to the flood protection elevation and must create no additional threats to public safety. This may require methods of "wet floodproofing" which allow the structure to flood without significant damage. Methods of floodproofing must not require human intervention.

(Bill No. 173-93, § 2, 11-17-93)



DEVELOPED

173

EC2 S/N: 1366000142

HMVersion: 6.52

Data File: parkprop.hc2

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HEI-2 WATER SURFACE PROFILES

Version 4.6.0; May 1991

FIN DATE 000000 TIME 000000

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\* U.S. ARMY CORPS OF ENGINEERS \*

\* HYDROLOGIC ENGINEERING CENTER \*

\* 309 SECOND STREET, SUITE D \*

\* SANTA ANITA, CALIFORNIA 95015-4557 \*

\* (415) 755-1101 \*

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37 Brookside Road \* Waterbury, Connecticut 06706 \* (203) 755-1556

10/10/91







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22	375	0	175	120	271	120	167	191	266	205
23	166	201	152 E	113	152 E	111	166	113	167	111
24	256	386	271	152	275	457				
25	100	12	310	357	156	151	161	0	0	0
26	175	0	178	111	271	210	270	255	212 E	183
27	269.4	202	269	210	265	219	268	218	269	157
28	170	331	170	113	175	460				



SECON	DEPTH	OWSEL	CRWS	WSEL	EG	HV	HL	QLOSS	L-BANK ELEV
Q	QLOB	QTH	QROP	ALOB	ACH	AROB	VOL	TWA	R-BANK ELEV
TIME	VLOS	WCH	VROR	YNL	YNCH	XNR	WTH	ELMIV	SSTA
ELPSE	VLOS	VLOS	VLOS	TRIAL	100	100	100	100	ENDST

PAGE 1

TIME= 0.100 DEPTH= 0.00

SECON 00.100

TOTAL CRITICAL DEPTH ASSUMED

00.100	5.10	250.82	250.82	250.00	251.88	0.35	0.00	0.00	253.00
00.100	300.0	1557.4	122.1	225.0	179.8	59.6	0.0	0.0	260.00
0.00	3.66	3.36	1.05	0.050	0.035	0.050	0.000	255.31	25.35
0.000000	0.	0.	0.	0	13	0	0.00	241.36	268.20

SECON 00.100

1685 20 TRIALS ATTEMPTED WSEL,OWSEL

1693 PROBABLE MINIMUM SPECIFIC ENERGY

1700 CRITICAL DEPTH ASSUMED

00.100	5.34	264.64	264.64	0.00	265.31	1.17	0.00	0.00	260.00
00.100	720.0	1423.2	366.8	165.0	130.6	87.7	3.2	1.6	261.00
0.01	4.36	10.90	4.13	0.050	0.035	0.050	0.000	258.30	34.38
0.007702	345.	305.	361.	20	11	0	0.40	159.18	243.84

SECON 00.100

TOTAL H0 CHANGED MORE THAN HVINE

00.100	4.14	257.54	0.00	0.00	257.36	0.42	0.00	0.00	255.00
00.100	1017.5	503.0	589.5	319.5	76.0	164.1	6.4	3.0	265.00
0.00	4.10	7.94	3.39	0.050	0.035	0.050	0.000	255.40	35.11
0.000000	295.	305.	272.	20	0	0	0.10	170.25	345.14

SECON 00.100

TOTAL H0 CHANGED MORE THAN HVINE

16 MINIMUM SPECIFIC ENERGY

TOTAL CRITICAL DEPTH ASSUMED

00.100	1.150	258.10	258.10	0.00	259.14	1.02	0.00	0.00	256.00
00.100	1059.7	1279.5	70.8	250.3	124.2	29.6	7.8	0.7	265.00
0.03	4.22	10.26	2.39	0.050	0.035	0.050	0.000	255.50	177.37
0.000000	417.	146.	122.	0	24	0	0.00	150.35	257.70







# PROFILE FOR STREAM AR Q = 2,510 CFS

NOTED POINTS (BY PRIORITY) E-ENERGY, W-WATER SURFACE, I-INVERT, C-CRITICAL W.B., L-LEFT BANK, R-RIGHT BANK 1-LOWER END STA

ELEVATION FEET	256.	258.	260.	262.	264.	266.	268.	270.	272.	274.
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458.	185. I			R W E						
460.	186. I			R W E						
462.	187. I			R W E						
464.	188. I			R W E						
466.	189. I			R W E						
468.	190. I			R W E						
470.	191. I			R W E						
472.	192. I									



THIS RUN EXECUTED 700794 15.17.74

\*\*\*\*\*  
FIELD WATER SURFACE PROFILES

\*\*\*\*\* 4.5.21 May 1981 \*\*\*\*\*

\*\*\*\*\* ASTERISK \* AT LEFT OF CROSS-SECTION NUMBER INDICATES MESSAGE IN SUMMARY OF ERRORS LIST

\*\*\*\*\* 2.510 055 \*\*\*\*\*

SUMMARY PRINTOUT TABLE 150

SECON	ALCH	ELTRD	ELT	EL4"	Q	CHSEL	CRWS	SS	10*KS	VCH	AREA	Q1'
56.120	0.00	0.00	0.00	253.50	2510.00	260.93	260.82	261.66	65.21	2.96	158.34	310.77
52.130	305.00	0.00	0.00	258.30	2510.00	264.54	264.64	265.81	77.22	10.90	283.28	285.93
36.250	305.00	0.00	0.00	263.40	2510.00	267.74	0.00	267.96	64.84	7.94	559.53	312.45
38.400	145.00	0.00	0.00	255.50	2510.00	269.12	269.12	269.14	79.14	1.13	414.11	291.32
100.000	161.00	0.00	0.00	265.00	2510.00	271.12	271.12	272.18	76.88	9.40	393.08	286.57



P Q = 2,510 CFS

SUMMARY PRINTOUT TABLE 15C

SECTID	Q	CHSEL	DIFW6F	DIFW6S	DIFW6E	TOPWID	CLTH
92.107	2510.00	<u>260.95</u>	0.00	0.00	-0.07	241.95	00
92.150	2510.00	<u>263.34</u>	0.00	5.31	0.00	253.15	235.00
96.250	2510.00	<u>267.34</u>	0.00	2.30	0.00	259.90	305.00
99.400	2510.00	<u>268.15</u>	0.00	0.57	0.00	260.35	343.00
100.000	2510.00	<u>270.15</u>	0.00	5.12	0.00	267.25	381.00



Run Date: 700T94 Run Time: 16:14:44 HMVersion: 6.52 Data File: parkprop.hc2

WMASTY OF ERRORS AND SPECIAL NOTES

SECTION BEING=	98.100	PROFILE=	1	CRITICAL DEPTH ASSUMED
SECTION BEING=	98.100	PROFILE=	1	CRITICAL DEPTH ASSUMED
SECTION BEING=	98.100	PROFILE=	1	POSSIBLE MINIMUM SPECIFIC ENERGY
SECTION BEING=	98.100	PROFILE=	1	20 TRIALS ATTEMPTED TO BALANCE WHEEL
SECTION BEING=	98.400	PROFILE=	1	CRITICAL DEPTH ASSUMED
SECTION BEING=	98.400	PROFILE=	1	MINIMUM SPECIFIC ENERGY
SECTION BEING=	100.000	PROFILE=	1	CRITICAL DEPTH ASSUMED
SECTION BEING=	100.000	PROFILE=	1	POSSIBLE MINIMUM SPECIFIC ENERGY
SECTION BEING=	100.000	PROFILE=	1	20 TRIALS ATTEMPTED TO BALANCE WHEEL



11-29-73 18:22:45

1000

453

33

\*\*\*\*\*  
 HEC2 RELEASE DATED NOV 75 UPDATED MAY 1984  
 ERROR CORR - 01.02.03.04.05.06  
 MODIFICATION - 50.51.52.53.54.55.56  
 IBM-PC XT VERSION AUGUST 1985  
 \*\*\*\*\*

THIS RUN EXECUTED 11-29-93

FREE  
T1 PARK SCHOOL FLOOD PLAIN STUDY ~ EXISTING CONDITIONS ~ A  
T2 Tributary to Jones Falls ~ Downstream of School  
T3 100-YEAR Q = 2510 CFS

J1	ICHECK	IND	MINV	IDIR	SIRT	METRIC	HVINS	D	WSEL	PD
J2	0.	2.	0.	0.	-1.000000	.00	.0	0.	262.0000	.0000
	NPROG	IPLDT	PREVS	XSECV	XSECH	FN	ALLDC	IBW	CHNIM	ITRACE
	-1.000	.000	-1.000	.000	.000	.000	-1.000	.000	.000	.0000
J3	VARIABLE CODES FOR SUMMARY PRINTOUT									
	150.000	.000	.000	.000	.000	.00	.	.	.	.

[illegible]

11-29-95 15:29:48

13:29:48

PAGE

14

[illegible]

PART: SCHOOL  
DOWNSTREAM OF SCHOOL

13



PARK SCHOOL  
DRAIN STREAM OF SCHOOL

18:29:15

TIME	DEPTH	WSE	CRIM	WSE	ES	HV	HL	BLISS	BRH	ELEV
TIME	WLOB	WLOB	WLOB	WLOB	WLOB	WLOB	WLOB	WLOB	WLOB	WLOB
TIME	WLOB	WLOB	WLOB	WLOB	WLOB	WLOB	WLOB	WLOB	WLOB	WLOB

\*PRG 1

CRITICAL DEPTH TO BE CALCULATED ON ALL CROSS SECTIONS

CEH= .100 CEH= .300

\*SECOND 88.100

88.10	5.45	260.95	260.95	264.00	261.75	.82	.00	.00	258.00	
2510.	840.	1517.	152.	227.	171.	69.	0.	0.	260.00	
.00	3.70	8.88	2.22	.050	.035	.050	.000	255.50	125.49	
.006518	0.	0.	0.	0	9	0	.00	244.59	370.13	

\*SECOND 93.100

93.10	6.46	264.76	264.76	265.87	1.11	2.20	.09	262.00		
2510.	698.	1423.	389.	173.	134.	94.	3.	2.	261.00	
.01	4.04	10.65	4.14	.050	.035	.050	.000	258.30	176.60	
.007156	343.	305.	362.	0	11	0	.00	181.65	358.25	

\*SECOND 96.800

3301 HV CHANGED MORE THAN HVINS

96.80	4.07	267.57	267.05	267.96	.40	2.02	.07	265.00	
2510.	1350.	551.	610.	71.	167.	7.	3.	265.00	
.03	4.14	7.71	3.66	.050	.035	.050	.000	263.50	202.35
.006583	295.	305.	272.	2	11	0	.00	283.17	485.53

\*SECOND 100.000

3301 HV CHANGED MORE THAN HVINS

100.00	5.19	271.19	271.10	272.25	1.04	2.11	.19	269.00	
2510.	443.	1835.	239.	131.	71.	10.	5.	255.00	
.04	3.37	7.35	3.30	.050	.035	.050	.000	245.00	345.71
.007427	303.	107.	282.	0	14	0	.00	215.39	541.10

7185 MINIMUM SPECIFIC ENERGY  
3720 CRITICAL DEPTH ASSUMED



PARK SCHOOL  
DOWNSTREAM OF SCHOOL

11-29-93 19:29:48

PAGE 4

\*\*\*\*\*  
HEC2 RELEASE DATED NOV 76 UP DATED MAY 1984  
ERROR CORR - 01.02.03.04.05.06  
MODIFICATION - 50.51.52.53.54.55.56  
IBM-PC-XI VERSION AUGUST 1983  
\*\*\*\*\*

THIS RUN EXECUTED 11-29-93

NOTE- ASTERISK (\*) AT LEFT OF CROSS-SECTION NUMBER INDICATES MESSAGE IN SUMMARY OF ERRORS LIST

EAR Q = 2510 CFS

SUMMARY PRINTOUT TABLE 150

SECD	XLCH	ELTRD	ELLC	ELMIN	Q	CWSEL	CRWS	EG	10K*5	VCH	AREA	.01K
*	88.100	.00	.00	255.50	2510.00	260.95	260.95	261.76	65.18	8.88	466.38	310.89
*	93.100	305.00	.00	258.30	2510.00	264.76	264.76	265.87	71.56	10.65	400.46	296.72
*	96.800	305.00	.00	263.50	2510.00	267.97	267.05	267.96	65.83	7.71	565.98	309.37
*	100.000	307.00	.00	265.00	2510.00	271.19	271.19	272.23	74.27	9.35	598.45	291.25



END V = 2510.00  
SUMMARY PRINTOUT TABLE 150

SECTID	U	EWSEL	DIFWSE	DIFWSX	DIFWMS	TOPWID	XLCH
* 88.100	2510.00	1260.954	.00	.00	-1.05	294.69	.00
* 93.100	2510.00	268.761	.00	3.82	.00	283.171	305.00
* 96.800	2510.00	267.571	.00	2.81	.00	283.171	305.00
* 100.000	2510.00	873.19	.00	3.63	.00	215.234	307.00

11-29-93 18:27:48

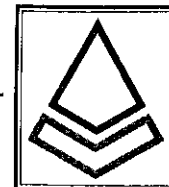
SUMMARY OF ERRORS AND SPECIAL NOTES

CAUTION SECTID= 88.100 PROFILE= 1 CRITICAL DEPTH ASSUMED  
 CAUTION SECTID= 93.100 PROFILE= 1 CRITICAL DEPTH ASSUMED  
 CAUTION SECTID= 93.100 PROFILE= 1 MINIMUM SPECIFIC ENERGY  
 CAUTION SECTID= 100.000 PROFILE= 1 CRITICAL DEPTH ASSUMED  
 CAUTION SECTID= 100.000 PROFILE= 1 MINIMUM SPECIFIC ENERGY



# Colbert Matz Rosenfelt & Woolfolk, Inc.

Civil Engineers • Landscape Architects • Land Surveyors • Land Planners



173

October 27, 1994

To: Baltimore County Zoning Commissioner

Re: Request for Waiver of DPW Standards, for Construction in 100-Year Riverine Floodplain

The Park School of Baltimore wishes to construct a new playing field for baseball. The School does not now have a field designed specifically for baseball. If this waiver request is denied, it will create an unreasonable hardship for the school which needs a baseball field for its inter-school competitive athletic program.

As shown on the Zoning Petition plat, the school proposes to reconfigure the area around the existing Tompkins playfield to create two fields: a baseball field and a playfield to replace Tompkins Field. The proposed grading for the athletic fields includes a small portion of the 100-year floodplain of Moore's Branch. The grading will not change the existing floodplain elevations, as the attached Floodplain Study indicates.

There are no locations on the school property where construction of a new ballfield would not impact either woods, wetlands or steep slopes. This proposed location was selected for its minimal impact on woods and wetlands on the school site and its convenience for public access, being close to the entrance road and the two school parking lots. It was also designed with the upper end of the field as close as possible to the school property line, so that the portion in the floodplain is the minimum area required for the project. Thus, the requested waiver is the minimum feasible encroachment on the floodplain.

A Joint Permit application has been submitted to the State of Maryland for construction in the 100-year floodplain (Tracking No. 1994-69981). At a field meeting on 10/4/94, representatives of Maryland DNR and the U.S. Army Corps of Engineers indicated that they have no problems with the proposed athletic fields, as long as proper procedures are followed for wetlands protection during construction. A Variance request has been submitted to Baltimore County DEPRM for activity within the Forest Buffer.

  
Judith M. Floam

MICROFILMED

Enclosure: Floodplain Study  
Existing and Proposed Conditions Maps

3723 Old Court Road, Suite 206  
Baltimore, Maryland 21208



Printed on Recycled Paper

Telephone: (410) 653-3838  
Facsimile: (410) 653-7953



COLBERT MATZ ROSENFELT & WOLFF, INC.  
3723 Old Court Road Suite 206  
BALTIMORE, MARYLAND 21208

# LETTER OF TRANSMITTAL

(410) 653-3838  
FAX (410) 653-7953

TO Balt. County ZADM  
111 W. Chesapeake Ave.  
Towson Md. 21204

DATE	11/3/94	JOB NO.	94059
ATTENTION			
RE.			
<u>Park School - Ballfield</u> <u>Floodplain Variance</u>			
<b>173</b>			

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change order ☒ misc

COPIES	DATE	NO.	DESCRIPTION
12	10/21/94		Zoning Plat
3			Property Description
1			200' Scale zoning map.
3			Petition for Special Permit
1			Floodplain Study - Existing Cond'ns
			Map & Prop. Conditions Map

THESE ARE TRANSMITTED as checked below:

- ☒ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_

COPY TO

file, Park School



RECYCLED PAPER:

Contents: 40% Pre-Consumer • 10% Post-Consumer

SIGNED:

Judy Hoan

If enclosures are not as noted, kindly notify us at once.



COLBERT MATZ ROSENFELT & WOLK, INC.  
3723 Old Court Road Suite 206  
BALTIMORE, MARYLAND 21208

(410) 653-3838  
FAX (410) 653-7953

TO *12/18/94*  
Balt. County Zoning Office  
111 W. Chesapeake Ave.  
Towson, Md.

5927-94  
LETTER OF TRANSMITTAL

DATE	12/16/94	JOB NO.	94083
ATTENTION	Reg		
RE:	Park School		

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

- ☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
12			Revised Zoning Plans
3			Descriptions - Area No. 1 & No. 2.
1			Revision Fee

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☒ for hearing  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_

COPY TO

File, Stuart Kaplan



RECYCLED PAPER:  
Contents: 40% Pre-Consumer • 10% Post-Consumer

SIGNED:

Judge Flannery

If enclosures are not as noted, kindly notify us at once.

ITEM # 173  
176-SPH  
95-



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

STUART D KARLOW  
Robert S Rosenfelt  
~~ROSENBERG~~

5125 Round Ave 21210  
3723 Old Ct. RD #206; 21202  
1 POMONA DAT #5282122P





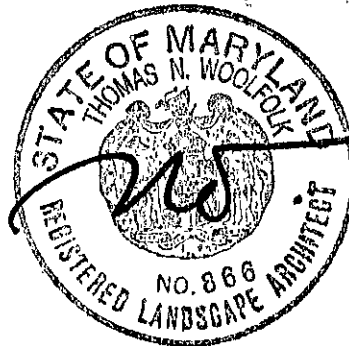
FLOOD PLAIN DESCRIPTION  
WAIVER AREA #1 FOR PARK SCHOOL  
3RD ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

BEGINNING AT A POINT ON THE WESTERN PROPERTY LINE 780 FEET MORE OR LESS SOUTHEASTERLY FROM PARK SCHOOL ROAD, 50 FEET WIDE, AT A DISTANCE OF 500 FEET SOUTHERLY FROM OLD COURT ROAD AND RUNNING THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) BINDING ON THE WESTERN PROPERTY LINE SOUTHEASTERLY 75 FEET, (2) THENCE LEAVING SAID PROPERTY LINE AND RUNNING SOUTHWESTERLY 83 FEET, (3) THENCE RUNNING NORTHEASTERLY 112 FEET TO THE POINT OF BEGINNING.

CONTAINING 5820 SQ. FT. OR 0.13 OF AN ACRE OF LAND, MORE OR LESS.

94059 - 12/06/94

DESCR\94059PAR.KSC



PETITIONER'S  
SUBMIT 2A



FLOOD PLAIN DESCRIPTION  
WAIVER AREA #2 FOR PARK SCHOOL  
3RD ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

BEGINNING AT A POINT ON THE WESTERN PROPERTY LINE 450 FEET MORE OR LESS SOUTHEASTERLY FROM PARK SCHOOL ROAD, 50 FEET WIDE, AT A DISTANCE OF 1200 FEET SOUTHERLY FROM OLD COURT ROAD AND RUNNING THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTHWESTERLY 103 FEET, (2) NORTHWESTERLY 57 FEET, (3) THENCE RUNNING NORTHEASTERLY 75 FEET TO THE POINT OF BEGINNING.

CONTAINING 4120 SQ. FT. OR 0.1 OF AN ACRE OF LAND, MORE OR LESS.

94059 - 12/06/94

DESCR\94059PAR.KSC



EXHIBITOR'S  
EXHIBIT 2B

MICROFILMED



Mapping Associates  
322 Market Street  
Dorham, N.H. 21624  
(603) 479-3622



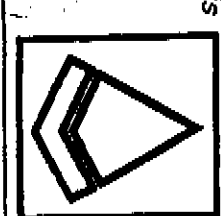
EXISTING CANTON  
ROAD PLAIN ROAD  
PARK SCHOOL  
HEC-2 X-SECTIONS  
PWL (KML) 5/10/93  
1" = 50' 3/8/01  
FLOODPLAIN 7/DEC/03  
FREEBOARD -10'  
APPROXIMATE -10'

95-176-SR

MICROFILMED

173

Colbert Maiz  
Rosentell & Woolfolk  
2225 Old Court Road, Suite 205  
Burlington, Vermont 05405  
Phone: (802) 553-7533



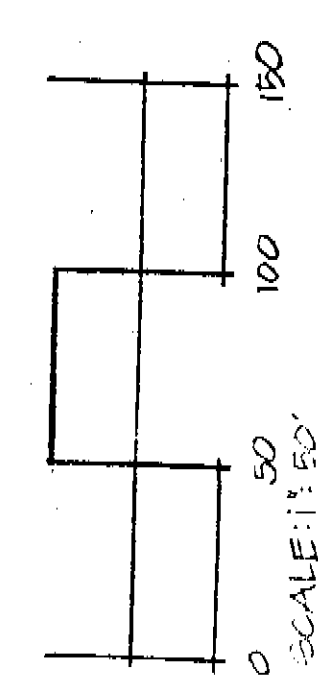












DEVELOPED CONDITIONS.  
FLOOD PLAIN STUDY.  
PARK SCHOOL  
HEC-2 X-SECTIONS  
RWI (KML) 5 NOV 93  
1" = 50' 3/8/01  
FLOODPLAIN 7 DEC 93  
FREEBOARD MB  
APPROX. BUT NOT TO SCALE

173 95-176-59A



HAS-21-56

173

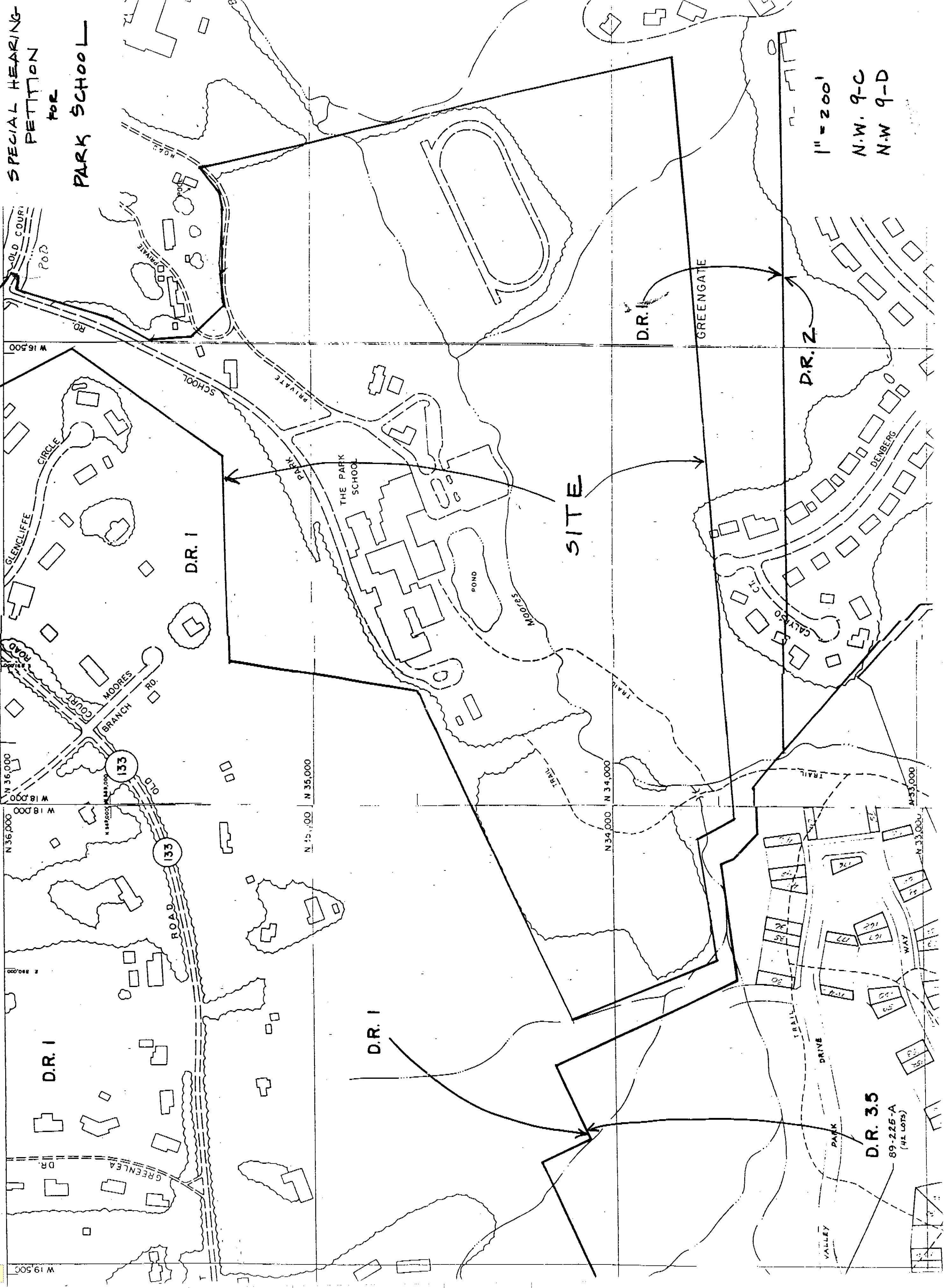
1"=200'

ZONING MAP

SPECIAL HEARING  
PETITION

FOR

PARK SCHOOL



1"=200'

N.W. 9-C

N.W. 9-D

D.R. 3.5

89-225-A

(42 LOTS)